

PUBLIC HEARING—December 15, 1965

Appeal #8488 Dr. Horace H. Custis, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on December 22, 1965:

**ORDERED:**

That the appeal for a variance from the side yard requirements of the R-1-B District to permit erection of one-story rear addn. to the dwelling at 3119 Patterson Place, N.W., lot 33, square 2330, be granted.

From the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's lot which is located in the R-1-B District, has a frontage of 45 feet on Patterson Place and depths of 84.84 and 91 feet to a sixteen foot public alley in the rear. The lot contains an area of 3956 square feet.

(2) Appellant intends to erect an addition at the rear of the building ten feet in depth and fifteen feet five inches in width. The extension will be on line with the east side of the building.

(3) Regulations require a side yard with a minimum of eight feet whereas appellant's existing side yard is 7.02 feet. The side yard will not be decreased by the proposed one-story addition.

(4) There was no objection to the granting of this appeal registered at the public hearing.

**OPINION:**

We are of the opinion that appellant has proven a case of hardship within the provisions of Section 8207.11 of the Zoning Regulations and that a denial of the appeal will result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property. It is our further opinion that light and air to adjoining properties will not be affected adversely.

In view of the above findings it is our further opinion that this relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as provided by the zoning regulations and map.